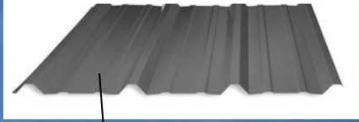


FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)



Colonial Tan



American Mist

PROPERTY DESCRIPTION

Fully approved for a +/- 19,435 SF industrial/ commercial building on +/- 4.15 Acres! The site has +/- 353' of road frontage on Rt. 133 with easy access to Rt.7 and I-84. The property will be delivered level with much of the site work completed. This well designed site is ideal for warehouse, assembly, light industrial or wholesale businesses.

PROPERTY HIGHLIGHTS

- Approved for fantastic signage on building and road
- Zone I-1 HO (Industrial/ Commercial)
- Approved for 18 car parking on site
- Traffic Count +/- 8,684 Vehicles daily

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	+/-4.15 Acres
Fully Approved:	+/- 19,435
Taxes:	\$3,921

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,228	5,043	11,151
Total Population	2,905	12,073	26,776
Average HH Income	\$125,408	\$124,322	\$125,174



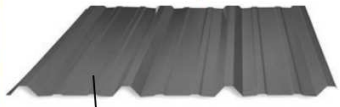
MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com

FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)

**Nucor Buildings Group R-Panel
Metal Wall Panel System**



Colonial Tan



American Mist



MICK CONSALVO

Broker

203.241.5188

mconsalvo@towercorp.com

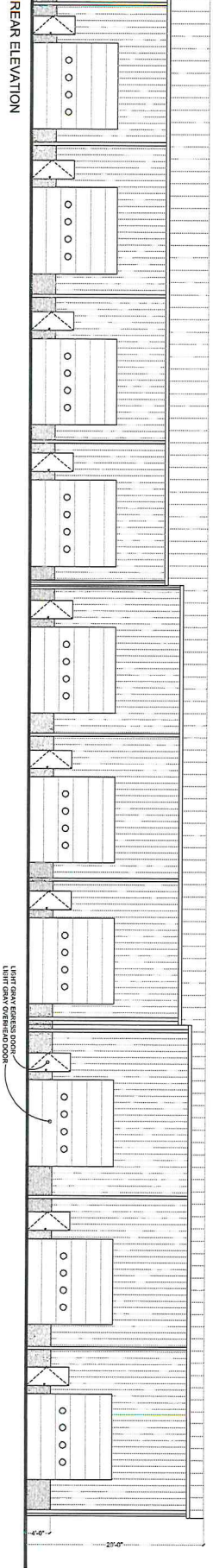
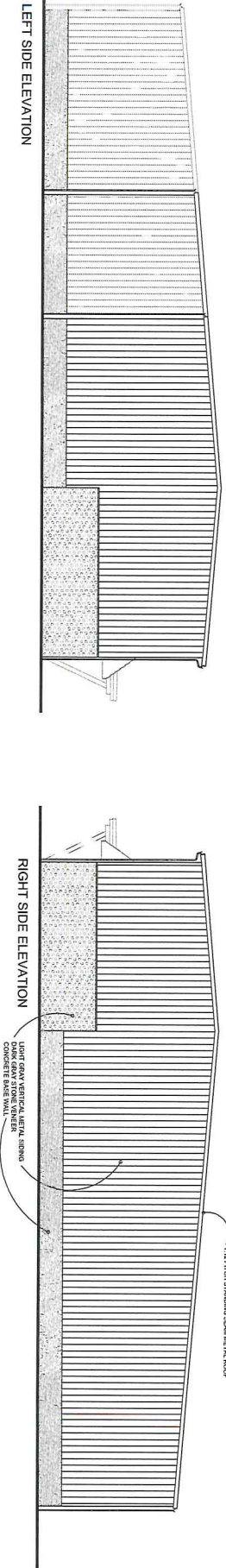
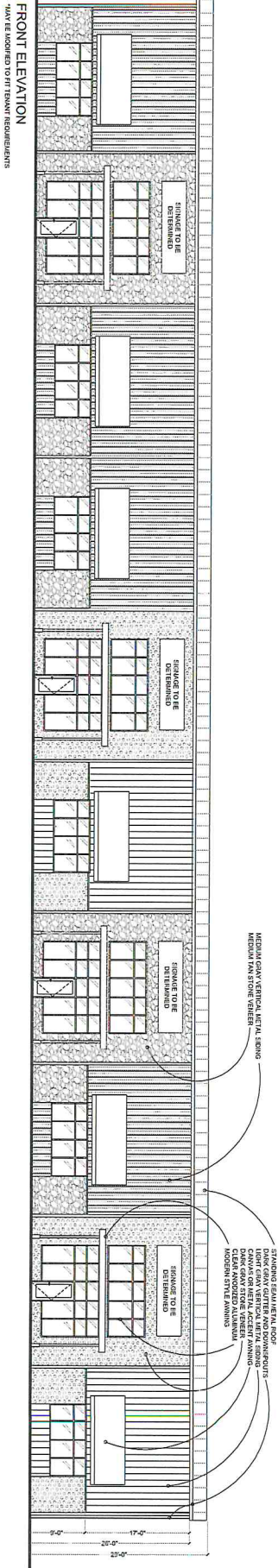


MICHAEL DIMYAN

Broker

203.948.2891

mdimyan@towercorp.com



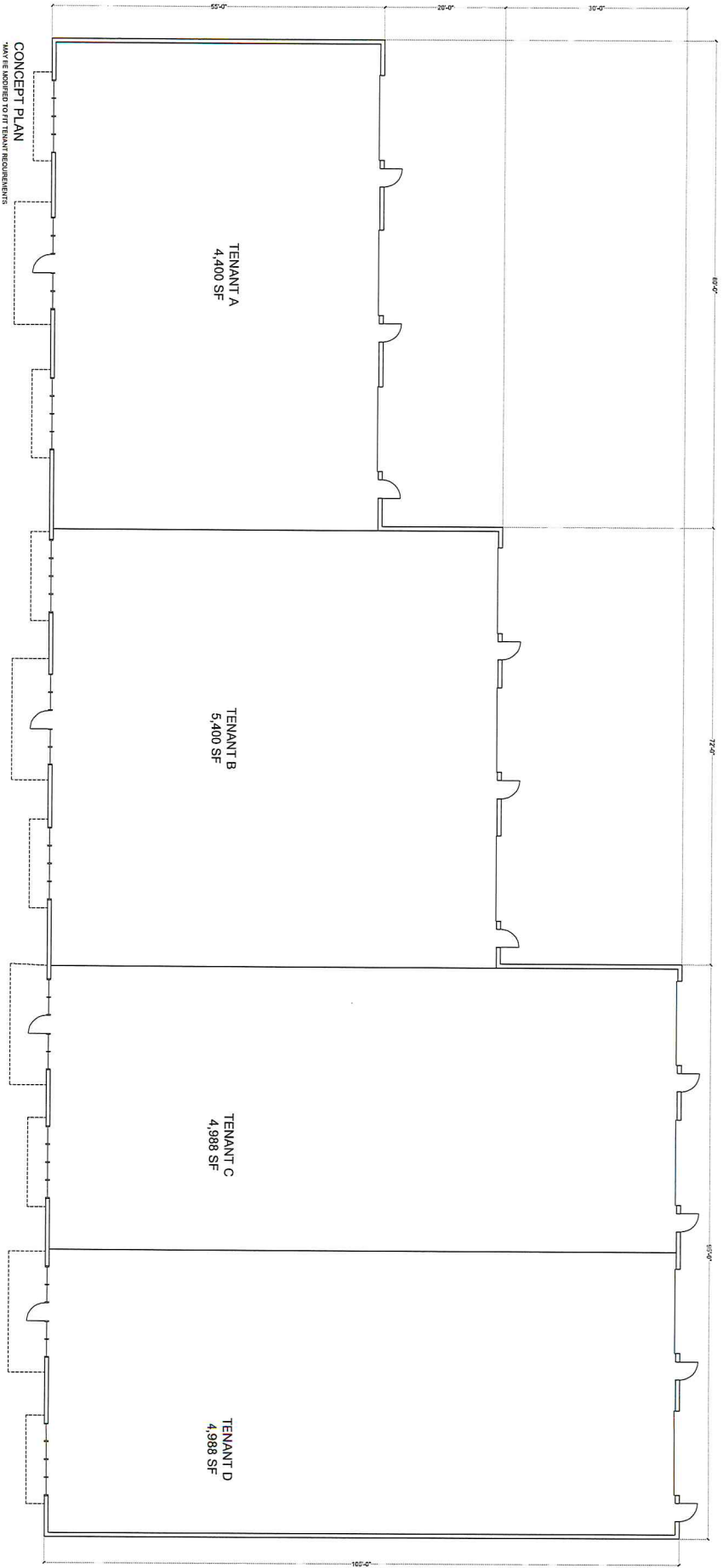
BULLGRAY HOLDINGS, LLC

103 JUNCTION ROAD



MAY 19, 2023
 SCALE 1/8" = 1'-0"
 BROOKFIELD, CT





BULLGRAY HOLDINGS, LLC

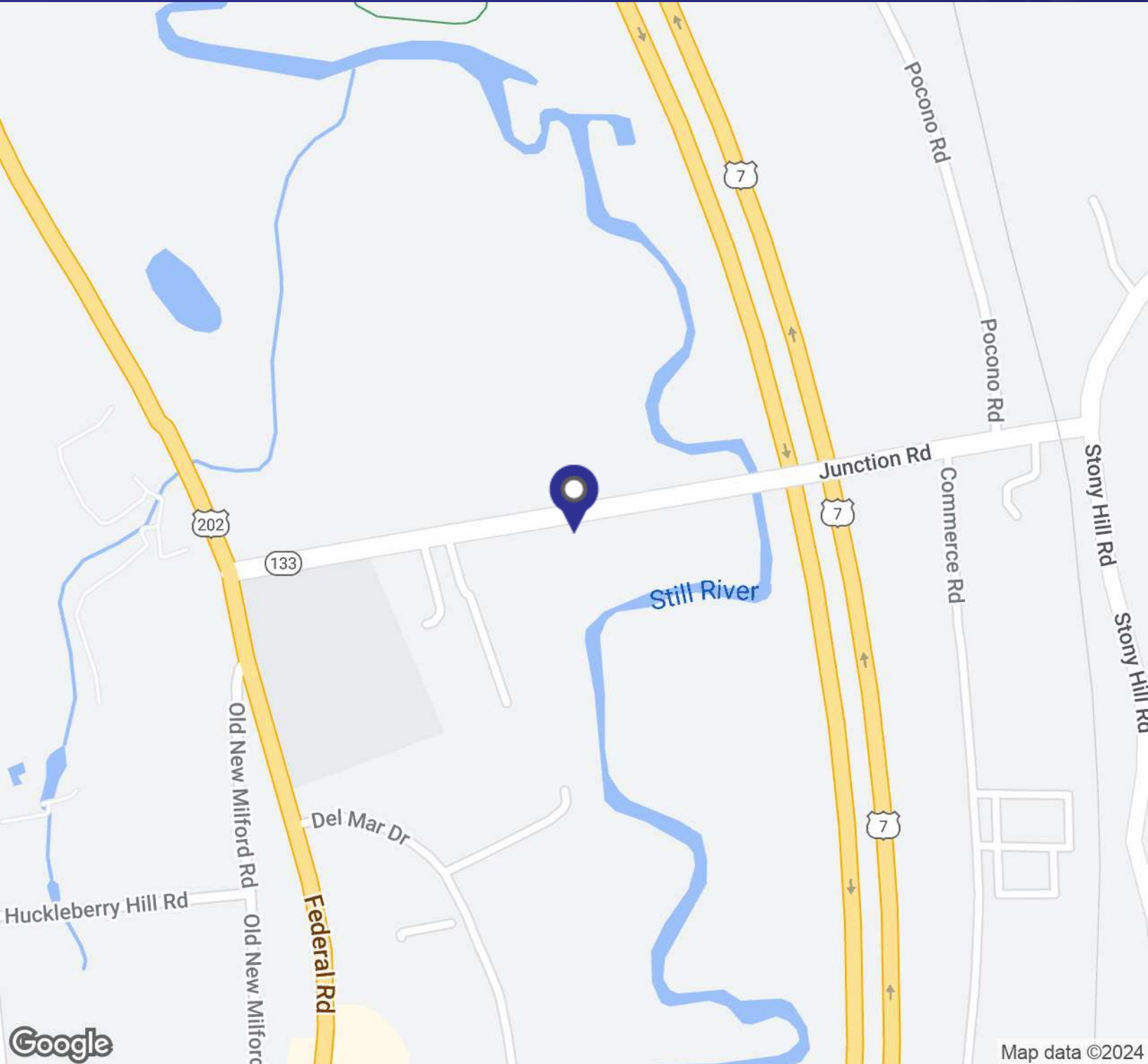
103 JUNCTION ROAD



MAY 19, 2023
SCALE 1/8"=1'-0"
BROOKFIELD, CT



FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)



MICK CONSALVO

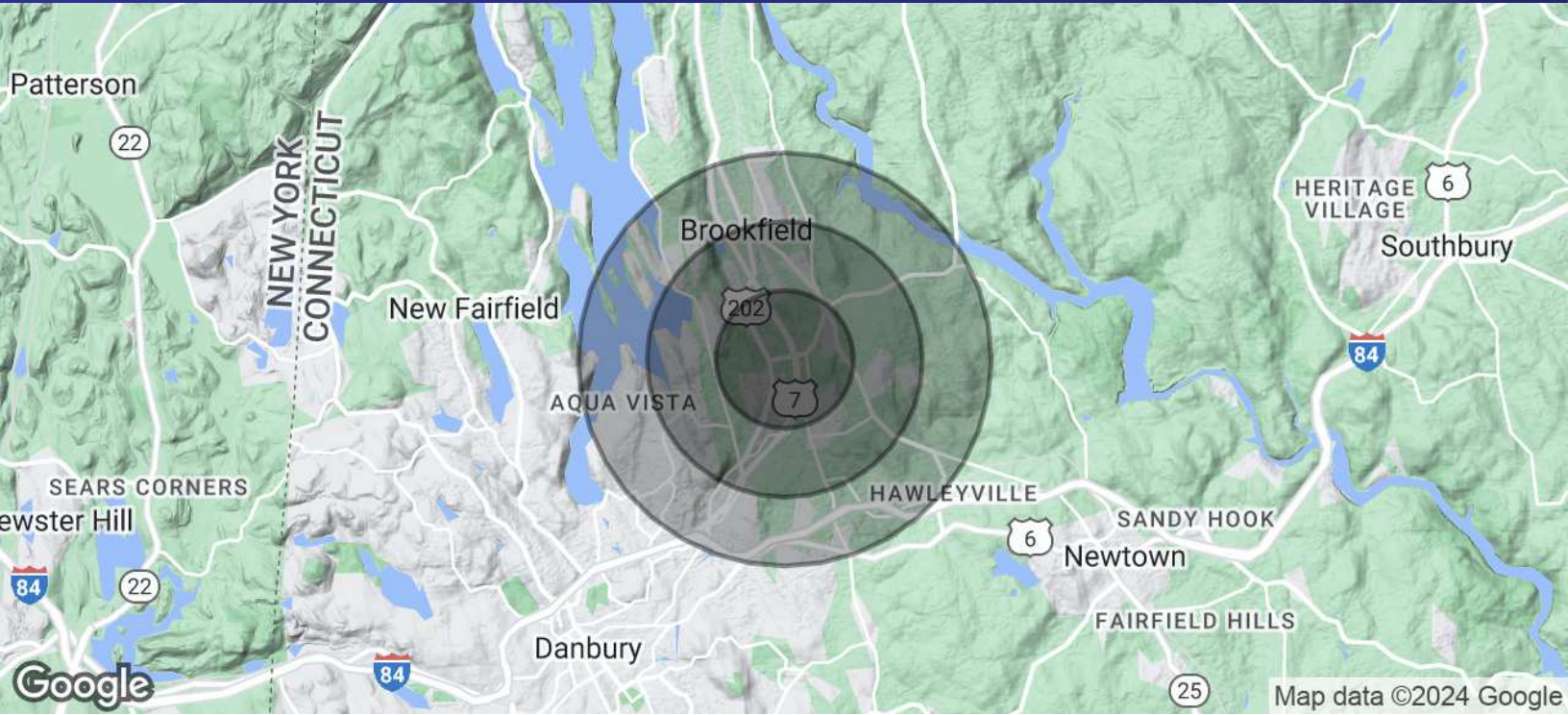
Broker
203.241.5188
mconsalvo@towercorp.com



MICHAEL DIMYAN

Broker
203.948.2891
mdimyan@towercorp.com

FOR SALE // 103 JUNCTION ROAD, BROOKFIELD CT (RT. 133)



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,905	12,073	26,776
Average Age	45.3	45.0	45.3
Average Age (Male)	42.2	44.1	43.8
Average Age (Female)	46.2	44.4	45.4

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,228	5,043	11,151
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$125,408	\$124,322	\$125,174
Average House Value	\$353,910	\$341,909	\$370,098

2020 American Community Survey (ACS)



MICK CONSALVO
Broker
 203.241.5188
 mconsalvo@towercorp.com



MICHAEL DIMYAN
Broker
 203.948.2891
 mdimyan@towercorp.com